

Denmark Villas Conservation Area Character Statement

Designated : 1984

**Area : 3.0025 Hectares
7.4191 Acres**

**Article 4 Direction: Cliftonville A4
direction approved in 1986
And 'Satellite Dish' Direction**



Introduction:

The purpose of this document is to describe the history and character of this conservation area in order to provide a context for policies contained in the Development Plan, which will guide future development and enhancements in the area. This statement was approved as Supplementary Planning Guidance on 18th February 1997.

Historic Development of the Area:

Historically, Denmark Villas is part of Cliftonville, the name given to the surrounding area when it was first developed between 1850 and 1880. The houses in Denmark Villas were built over a period of about 20 years, starting in 1860. The modest two storey villas were built as groups of speculative houses for the professional middle-classes, who perhaps could not afford the grand mansions of Medina Villas, but aspired beyond the terraced houses of Belfast Street or Shirley Street which were built about the same time.

The Character of the Area:

The dominant character and appearance of Denmark Villas which it is important to preserve or enhance, is its Italianate classicism, a feature reflected in the design of Hove station. The buildings are solid, but without the flamboyance and rich details of earlier houses in the area.

Most of the villas are two storey with hipped slate roofs and small dormers, smooth yellow brick fronts, with cream rendered flank walls, ground floor bays with balustraded parapets, rendered quoins, bold moulded window architraves, overhanging eaves, and strongly modelled porches featuring Corinthian capitals. They are set back from the road behind low yellow brick or rendered walls with piers (many with lush shrubbery behind) and feature decorative tiled entrance paths and stone or tiled steps. An important characteristic of this Conservation Area is the well established greenery provided by mature trees and shrubs.

The yellow brick set against cream and white painted features, with simple but repeating designs and details gives a very pleasing rhythm and consistent homogenous feel to the street, quite distinctive from surrounding areas. Examples unfortunately exist of small alterations to original roofs and elevational details and the loss of garden walls, all of which harm this special quality.

The following properties are included in the Denmark Villas Conservation Area:

Denmark Villas: 1 - 65 (odd) incl. 2 - 56 (even) incl. (incl. Granville Court)

Eaton Villas: Dolphins (rear of 6 & 8 Denmark Villas).

Haven Lodge (rear of 10 & 12 Denmark Villas).

